



POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT
PART 1 - SITE INFORMATION AND ASSESSMENT

I. IDENTIFICATION

01 STATE 02 SITE NUMBER
WI WID 000808840

II. SITE NAME AND LOCATION

01 SITE NAME (Legal, common, or descriptive name of site) JOHNSON CONTROLS, INC - Globe Union		02 STREET, ROUTE NO., OR SPECIFIC LOCATION IDENTIFIER 900 East Keefe Avenue			
03 CITY MILWAUKEE	04 STATE WI	05 ZIP CODE 53201	06 COUNTY Milwaukee	07 COUNTY CODE 079	08 CONG DIST 05
09 COORDINATES LATITUDE 43°04'57.0"		LONGITUDE 87°54'06.8"		Milwaukee 7.5 SE 44 NW 14 Sec 9 T7N R22E	
10 DIRECTIONS TO SITE (Starting from nearest public road) I-94 to downtown Milwaukee. Then I-43N, exit I-43 at Randolph Ave. Take Randolph east to 900 east Keefe.					

III. RESPONSIBLE PARTIES

01 OWNER (If known) JOHNSON CONTROLS, INC		02 STREET (Business, mailing, residential) 5757 N. Green Bay Avenue			
03 CITY Milwaukee	04 STATE WI	05 ZIP CODE 53209	06 TELEPHONE NUMBER (414) 228-2452	Robert Nicolai	
07 OPERATOR (If known and different from owner) Globe Union		08 STREET (Business, mailing, residential) 900 East Keefe Avenue			
09 CITY Milwaukee	10 STATE WI	11 ZIP CODE 53201	12 TELEPHONE NUMBER (414) 228-2770	Ken Raymond	
13 TYPE OF OWNERSHIP (Check one) <input checked="" type="checkbox"/> A PRIVATE <input type="checkbox"/> B. FEDERAL <input type="checkbox"/> C STATE <input type="checkbox"/> D COUNTY <input type="checkbox"/> E MUNICIPAL <input type="checkbox"/> F OTHER <input type="checkbox"/> G UNKNOWN (Specify)					

14 OWNER/OPERATOR NOTIFICATION ON FILE (Check all that apply)
☒ A RCRA 3001 DATE RECEIVED 11/19/80 MONTH DAY YEAR ☒ B UNCONTROLLED WASTE SITE (RCRA 103 c) DATE RECEIVED 06/10/81 MONTH DAY YEAR ☐ C NONE

IV. CHARACTERIZATION OF POTENTIAL HAZARD

01 ON SITE INSPECTION <input checked="" type="checkbox"/> YES DATE 03/13/81 MONTH DAY YEAR <input type="checkbox"/> NO		02 OF (Agency/Organization) Department of Natural Resources			
BY (Check all that apply) <input type="checkbox"/> A EPA <input type="checkbox"/> B EPA CONTRACTOR <input checked="" type="checkbox"/> C STATE <input type="checkbox"/> D OTHER CONTRACTOR <input type="checkbox"/> E LOCAL HEALTH OFFICIAL <input type="checkbox"/> F OTHER CONTRACTOR NAME(S)		03 YEARS OF OPERATION 1925 1980 BEGINNING YEAR ENDING YEAR <input type="checkbox"/> UNKNOWN			

04 DESCRIPTION OF SUBSTANCES POSSIBLY PRESENT, KNOWN, OR ALLEGED
Sulphuric Acid, Lead oxides, Lead

05 DESCRIPTION OF POTENTIAL HAZARD TO ENVIRONMENT AND/OR POPULATION
Soil/Population

EPA Region 5 Records Ctr.



389548

V. PRIORITY ASSESSMENT

01 PRIORITY FOR INSPECTION (Check one. If high or medium is checked, complete Part 2 - Waste Information and Part 3 - Description of Hazardous Conditions and Incidents)
☐ A. HIGH (inspection required promptly) ☒ B MEDIUM (inspection required) ☐ C LOW (inspect on time available basis) ☐ D. NONE (No further action needed; complete current disposition form)

VI. INFORMATION AVAILABLE FROM

01 CONTACT Frank Trka/HW		02 OF (Agency/Organization) Department of Natural Resources		03 TELEPHONE NUMBER (414) 562-9644	
04 PERSON RESPONSIBLE FOR ASSESSMENT Elizabeth Duchelle		05 AGENCY DNR	06 ORGANIZATION Solid/Haz Waste	07 TELEPHONE NUMBER (414) 562-9650	08 DATE 12/14/84 MONTH DAY YEAR



01 STATE	02 SITE NUMBER
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W1 W1D 080808840

01 PHYSICAL STATES (Check all that apply)

- 02 WASTE QUANTITY AT SITE**
(Measures of waste quantities must be independent)

TONS

CUBIC YARDS

NO OF DRUMS

- 03 WASTE CHARACTERISTICS (Check all that apply)

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> A TOXIC | <input type="checkbox"/> E SOLUBLE | <input type="checkbox"/> I HIGHLY VOLATILE |
| <input type="checkbox"/> B CORROSIVE | <input type="checkbox"/> F INFECTIOUS | <input type="checkbox"/> J EXPLOSIVE |
| <input type="checkbox"/> C RADIOACTIVE | <input type="checkbox"/> G FLAMMABLE | <input type="checkbox"/> K REACTIVE |
| <input type="checkbox"/> D PERSISTENT | <input type="checkbox"/> H IGNITABLE | <input type="checkbox"/> L INCOMPATIBLE |
| | | <input type="checkbox"/> M NOT APPLICABLE |

CATEGORY	SUBSTANCE NAME	01 GROSS AMOUNT	02 UNIT OF MEASURE	03 COMMENTS
SLU	SLUDGE			
OLW	OILY WASTE			
SOL	SOLVENTS			
PSD	PESTICIDES			
OCC	OTHER ORGANIC CHEMICALS			
IOC	INORGANIC CHEMICALS			
ACD	ACIDS	unknown		
BAS	BASES			
MES	HEAVY METALS	unknown		lead

[illegible]

CATEGORY	01 FEEDSTOCK NAME	02 CAS NUMBER	CATEGORY	01 FEEDSTOCK NAME	02 CAS NUMBER
FDS			FDS		
FDS			FDS		
FDS			FDS		
FDS			FDS		

CERCLA Notification.
Mr. James Mewerton - Johnson Controls



POTENTIAL HAZARDOUS WASTE SITE
PRELIMINARY ASSESSMENT

PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION

01 STATE 02 SITE NUMBER

WI W1D000808840

II. HAZARDOUS CONDITIONS AND INCIDENTS

01 ☐ A GROUNDWATER CONTAMINATION
03 POPULATION POTENTIALLY AFFECTED

02 ☐ OBSERVED (DATE _____)
04 NARRATIVE DESCRIPTION

☐ POTENTIAL ☐ ALLEGED

Unknown

01 ☐ B SURFACE WATER CONTAMINATION
03 POPULATION POTENTIALLY AFFECTED

02 ☐ OBSERVED (DATE _____)
04 NARRATIVE DESCRIPTION

☐ POTENTIAL ☐ ALLEGED

Unknown

01 ☐ C CONTAMINATION OF AIR
03 POPULATION POTENTIALLY AFFECTED

02 ☐ OBSERVED (DATE _____)
04 NARRATIVE DESCRIPTION

☐ POTENTIAL ☐ ALLEGED

NA

01 ☐ D FIRE/EXPLOSIVE CONDITIONS
03 POPULATION POTENTIALLY AFFECTED

02 ☐ OBSERVED (DATE _____)
04 NARRATIVE DESCRIPTION

☐ POTENTIAL ☐ ALLEGED

NA

01 ☐ E DIRECT CONTACT
03 POPULATION POTENTIALLY AFFECTED

02 ☐ OBSERVED (DATE _____)
04 NARRATIVE DESCRIPTION

☐ POTENTIAL ☐ ALLEGED

Possible at time of spills or leaks → not likely today.

01 ☐ F CONTAMINATION OF SOIL
03 AREA POTENTIALLY AFFECTED unknown
(Acres)

02 ☐ OBSERVED (DATE _____)
04 NARRATIVE DESCRIPTION

☐ POTENTIAL ☐ ALLEGED

01 ☐ G DRINKING WATER CONTAMINATION
03 POPULATION POTENTIALLY AFFECTED

02 ☐ OBSERVED (DATE _____)
04 NARRATIVE DESCRIPTION

☐ POTENTIAL ☐ ALLEGED

NA - Residents in Milwaukee get water from h. Michigan

01 ☐ H WORKER EXPOSURE/INJURY
03 WORKERS POTENTIALLY AFFECTED

02 ☐ OBSERVED (DATE _____)
04 NARRATIVE DESCRIPTION

☐ POTENTIAL ☐ ALLEGED

NA

01 ☐ I POPULATION EXPOSURE/INJURY
03 POPULATION POTENTIALLY AFFECTED

02 ☐ OBSERVED (DATE _____)
04 NARRATIVE DESCRIPTION

☐ POTENTIAL ☐ ALLEGED

Unknown



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PART 3 - DESCRIPTION OF HAZARDOUS CONDITIONS AND INCIDENTS

I. IDENTIFICATION

01 STATE 02 SITE NUMBER

WY WJ10000808840

II. HAZARDOUS CONDITIONS AND INCIDENTS (Continued)

01 ☐ J DAMAGE TO FLORA
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

NA

01 ☐ K DAMAGE TO FAUNA
04 NARRATIVE DESCRIPTION (include name(s) of species)

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

NA

01 ☐ L CONTAMINATION OF FOOD CHAIN
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

Unknown

01 ☒ M UNSTABLE CONTAINMENT OF WASTES
(Spills/runoffs/standing liquids/leaking drums)
03 POPULATION POTENTIALLY AFFECTED _____

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

04 NARRATIVE DESCRIPTION

According to Johnson Controls there were occasions when tanks were overfilled or general leakage occurred in pipes or valves.

01 ☐ N DAMAGE TO OFFSITE PROPERTY
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

not Recorded as such.

01 ☐ O CONTAMINATION OF SEWERS, STORM DRAINS, WWTPs
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

no evidence to indicate such.

01 ☐ P ILLEGAL/UNAUTHORIZED DUMPING
04 NARRATIVE DESCRIPTION

02 ☐ OBSERVED (DATE _____)

☐ POTENTIAL

☐ ALLEGED

NA

05 DESCRIPTION OF ANY OTHER KNOWN, POTENTIAL, OR ALLEGED HAZARDS

No

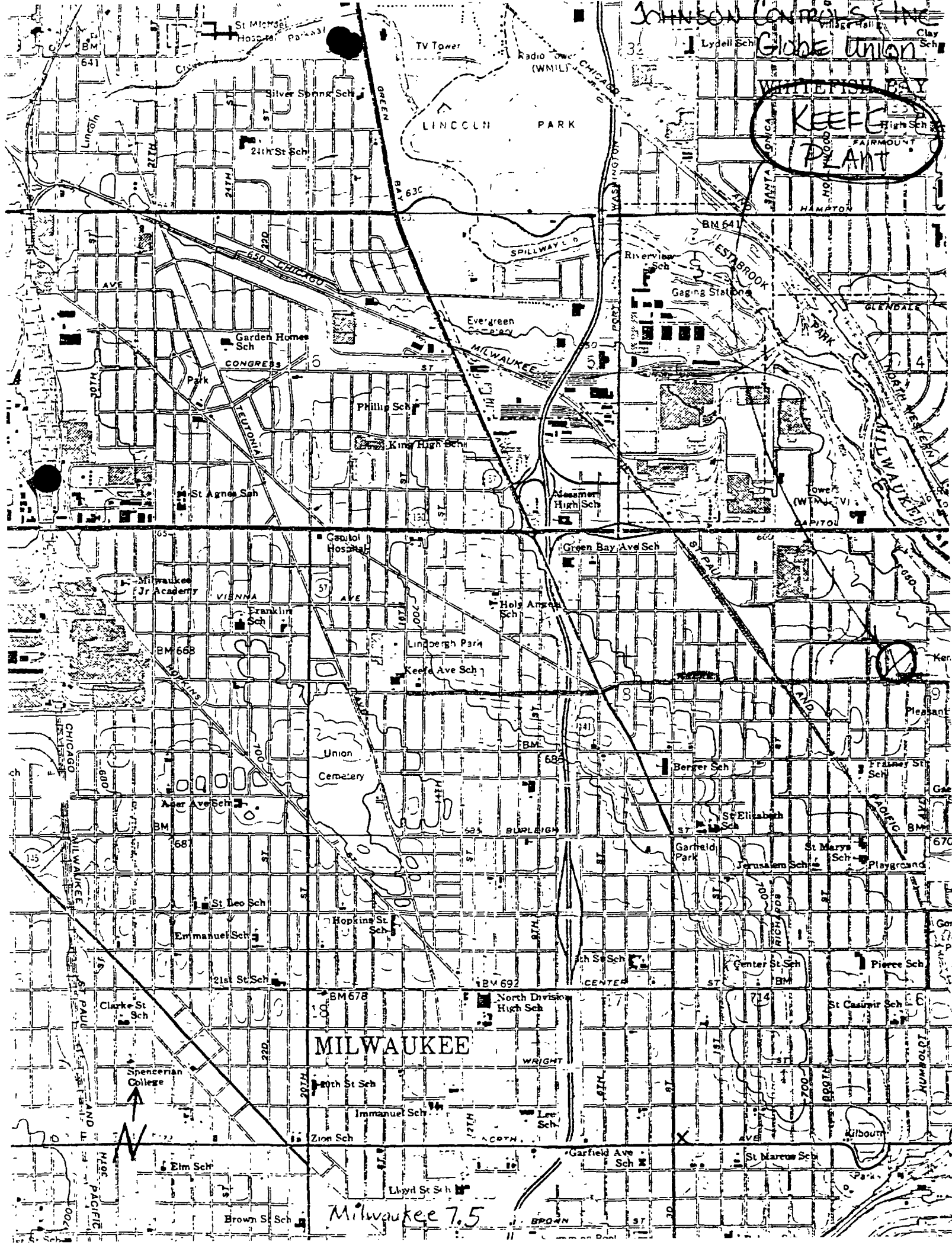
III. TOTAL POPULATION POTENTIALLY AFFECTED: _____

IV. COMMENTS

See Executive Summary.

V. SOURCES OF INFORMATION (Cite specific references e.g. state files, sample analysis, reports)

CERCLA NOTIFICATION



gwd
11/31/85
PSS

EXECUTIVE SUMMARY

SITE NAME: JOHNSON CONTROLS, INC. - KEEFE AVENUE PLANT

ERRIS #: WID 000808840

LOCATION: 900 East Keefe Avenue
Milwaukee, WI 53201
Milwaukee County

HISTORY OF SITE: This 9.5 acre Johnson Controls production facility is involved with the manufacturing of lead acid storage batteries. The facility has been conducting business at this site since approximately 1918, and the plant is still in operation.

At one time there were unenclosed steel tanks on the north side of the plant which contained raw sulfuric acid. At some point between 1975 and 1980 enclosed fiberglass tanks with a concrete pad were installed.

According to Mr. James Meverdon, of Johnson Controls, Inc., it was mainly a matter of bad practice which occasionally led to an overflow of a tank or the loss of acid due to general leakage in the pipes or valves. For many years there was no indication that corrective measures were taken when such an incident did occur, but post-1960 the company began to better manage how they addressed spill type circumstances. It was indicated that there was a limestone moat around the acid tanks to neutralize any acid that may have spilled and when it was felt necessary, the material was excavated and replaced.

At present the facility ships waste lead off-site for disposal. Former lead disposal practices are unknown.

AREA DESCRIPTION: The Keefe Avenue plant is located in the north-eastern portion of the City of Milwaukee in a section of the community which is a combination of commercial/industrial and residential development. The Milwaukee River is approximately one-half mile to the east of the facility.

INSPECTION PRIORITY: MEDIUM

There is information available that an acid was released outside the building as well as inside. Although the rate of occurrence is not known, for fifty plus years there is no indication as to what kinds of corrective measures were taken when such an accident took place. Needless to say, the degree of potential hazard is undefinable at this time.

COMPLETED BY: Elizabeth Duchelle, Environmental Specialist
P.O. Box 12436
Milwaukee, WI 53212
(414) 562-9650

December 14, 1984